



124 Forest Road, Tunbridge Wells, Kent TN2 5BE

Guide Price £975,000 Freehold

When experience counts...

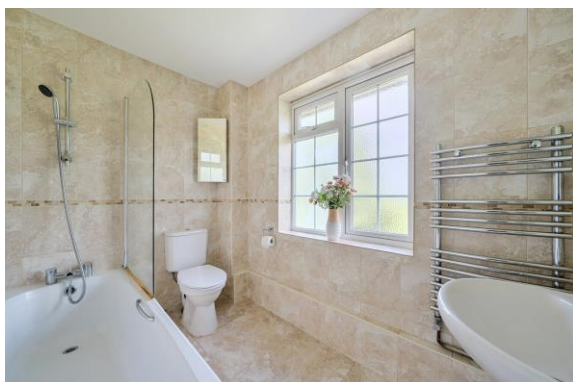
est. 1828  
**bracketts**



A detached, four-bedroom, family home, sitting in a 0.25 acre plot, offered with planning to extend to an exceptional family home comprising: 4 bedrooms, 3 with en suites, the principal bedroom with a dressing room and balcony. Accommodation on the ground floor : sitting room, study, open plan snug/kitchen dining room, cloakroom, utility room, and garage. The plans can be accessed on the TW planning portal 25/00188/FULL. The current house is light and airy, with a triple aspect 20-foot reception room giving panoramic views of the attractive garden, the double aspect kitchen/breakfast room has modern, attractive Shaker-style units, integrated appliances, and an area for dining, the utility room gives access to the garden and a spacious double garage. The triple aspect main bedroom has an en suite and views across the garden and town towards Mt. Ephraim. There are three further bedrooms, all with fitted wardrobes. The driveway has generous parking giving access to a large integral double garage, the front garden is screened from the road behind trees, and a second driveway has a ramp, in need of completion, and connecting to the main drive. Behind the large double side gates, an area of hard-standing opens out to the large mature garden surrounded by shrubs and trees with a large expanse of lawn. A raised patio has a spacious sunny sitting area, ideal for outside entertaining as it catches the evening sun. There is a cedar-clad garden office/gym with a combined air conditioning and heating system, and a sunny decked area, also a free-standing 6 seater sauna nestling amongst the trees. The house has a bus stop outside with a regular service to Tunbridge Wells. Hawkenbury Park is close at hand, along with a convenience store and Fuller's butchers. The popular St Peter's school has an outstanding Ofsted report and is only a 5 minute walk. Tunbridge Wells town centre and the station are about a 20 minute walk.

- Detached 4 Bedroom Family Home with Planning to Carry Out a Large Extension
- 0.25 Acre Plot
- Triple Aspect Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom En suite
- Outside Sauna
- Garden Office/Gym
- Double Garage and Parking for a Number of Cars





## LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

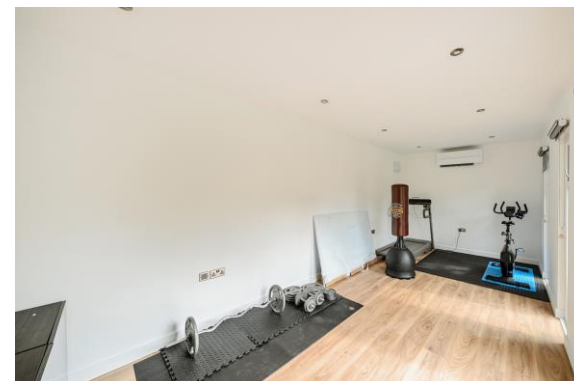
Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area and its own distinctive benches. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

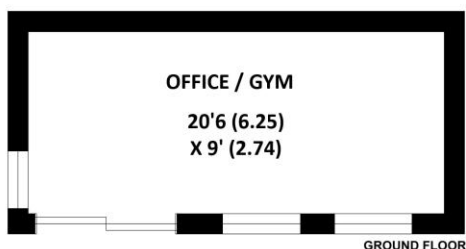
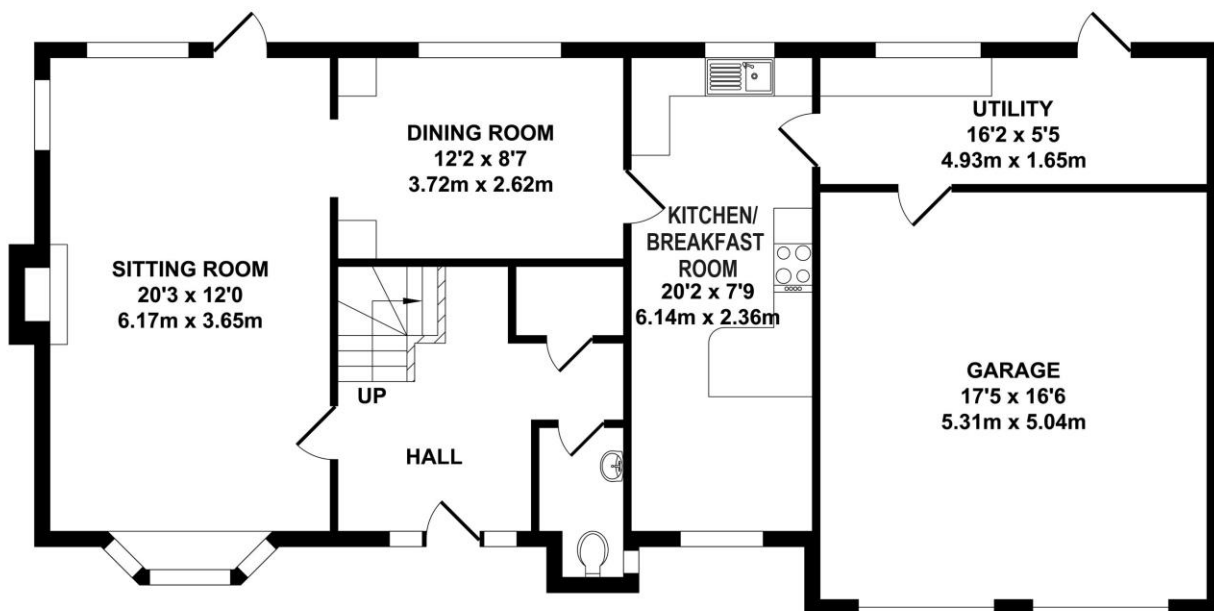
## Additional Information:

Council Tax Band:



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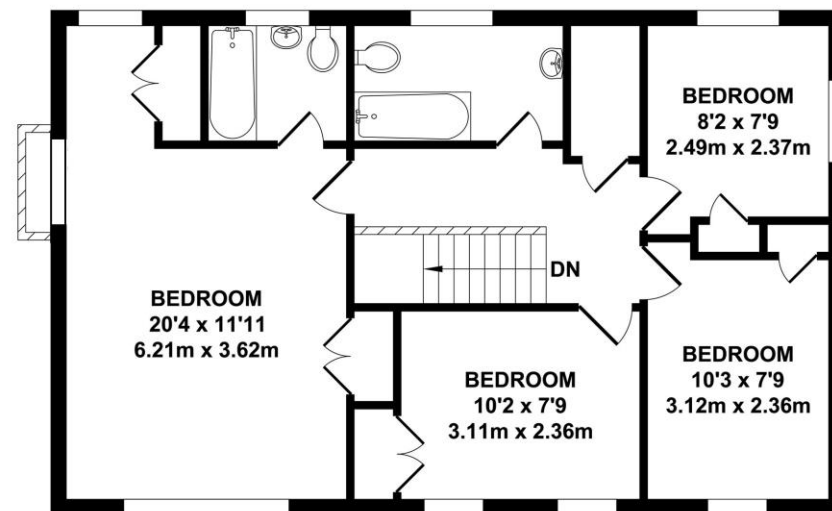
GROUND FLOOR

GROUND FLOOR  
APPROX. FLOOR AREA  
1066 SQ.FT.  
( 99.01 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1725 SQ.FT. (160.28 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR  
APPROX. FLOOR AREA  
660 SQ.FT.  
(61.27 SQ.M.)

